



## AGENDA

Site Development Review Committee  
Regular Meeting  
Tuesday – March 7, 2006 @ 10:00 a.m.  
*Council Chambers, Bryan Municipal Building*

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**WORKSHOP: (SDRC Members Only) Room 305, Bryan Municipal Building @ 9:30 a.m.**

### **NEW APPLICATIONS:**

- 1. Street Closure. SC06-01. Miraloma Drive.** This is a street abandonment request, associated with Final Plat FP06-04, for an approximate 210 foot section of Miraloma Drive, being 0.2425 acres, for conversion to a private street with a public access easement. The section of street to be abandoned is located on Miraloma Drive approximately 420 feet from the intersection of Miramont Circle.

CASE CONTACT: Martin Zimmermann (CEK)  
OWNER/APPLICANT/AGENT: Adam Development Prop., LP/Same as Owner/McClure & Browne  
SUBDIVISION: Miramont Subdivision
- 2. Final Plat. FP06-04. Miramont-Section 3.** This is a plat proposing 31 lots, being 11.462 acres, for planned development/residential use. This property is located approximately 500 feet from the intersection of Miraloma Drive and Miramont Circle.

CASE CONTACT: Martin Zimmermann (CEK)  
OWNER/APPLICANT/AGENT: Adam Development Prop., LP/Same as Owner/McClure & Browne  
SUBDIVISION: Miramont Subdivision
- 3. Amending Plat. AP06-04. Wal-mart Shopping Center.** This is a plat amending the configuration of a waterline easement along the southern boundary of the property. This property is located at the intersection of Briarcrest and Freedom Blvd. (2200 Briarcrest Drive).

CASE CONTACT: Stephan Gage (RPR)  
OWNER/APPLICANT/AGENT: Jane Bullock/Ted Murday/Kling Engineering  
SUBDIVISION: Briarcrest-Walmart Subdivision
- 4. Rezoning (PD). RZ06-03. Traditions Bend Townhomes.** This is a request to rezone 10.281 acres of a 15.139 acre tract currently zoned 'C' Commercial to 'PD' Planned Development for residential development. This property is located approximately 650 feet west of the intersection of FM 2818 and W. Villa Maria Road.

CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: Kenneth Melber/John Slocum/Joe Gattis  
SUBDIVISION: Zeno Phillips League

5. **Site Plan. [SP06-02](#). McDonalds-Tejas Center.** This is a site plan proposing the installation of a “Drink Stop” and other minor site improvements for the McDonalds restaurant located near the Tejas Center. This property is located near the intersection W. Villa Maria and Wayside Drive (825 W. Villa Maria Road).  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: McDonalds Corp/Not listed/Alex Fazzino  
SUBDIVISION: McDonalds at Villa Maria Subdivision
6. **Site Plan. [SP06-12](#). Arthur Davila Middle School.** This is a site plan proposing a 148,000 sf single story middle school and accompanying facilities for Bryan ISD, being 30.36 acres. This property is located at the intersection of Texas Ave and Hwy 6 Bypass.  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Bryan ISD/CSC Engineering/Same as Applicant  
SUBDIVISION: Moses Baine League

**REVISIONS: (May not be distributed to all members)**

1. **Site Plan. [SP06-10](#). Interconnect Pump Station.** This is a revised site plan proposing a water interconnect pump station for the cities of Bryan and College Station. This property is located approximately 1250 feet south of the intersection of E. 29<sup>th</sup> Street and N. Rosemary Drive along the city limit line with the City of College Station (4601 E. 29<sup>th</sup> Street).  
CASE CONTACT: Martin Zimmermann (CEK)  
OWNER/APPLICANT/AGENT: City of Bryan/Same as Owner/Paul Kaspar  
SUBDIVISION: BBC #3
2. **Site Plan. [SP06-01](#). Pete’s Automotive.** This is a revised site plan for commercial development proposing for Phase 1: 6,000 sf automotive & lube center; and for Phase 2: 2,527 sf Burger King Restaurant & a 2,994 sf convenience store. The property is located at the northeast corner of the intersection of E. Villa Maria and 29th Street (2401 E. 29th Street).  
CASE CONTACT: John Dean (RPR)  
OWNER/APPLICANT/AGENT: Pete Kountakis/Charles Taylor/Rabon Metcalf  
SUBDIVISION: Crestview Resthome Subdivision & John Austin Survey
3. **Preliminary Plan. [PP05-31](#). Pendleton Place Subdivision.** This is a revised plan proposing 2 lots on a 20 acre parcel for a planned development/multi-family use. This property is located south of the intersection of Boonville Road and Pendleton Drive.  
CASE CONTACT: Stephan Gage (RPR)  
OWNER/APPLICANT/AGENT: Pendleton Apartments Ltd/Gregory Taggart/MDG Development Group  
SUBDIVISION: Pendleton Place
4. **Site Plan. [SP06-06](#). North Bryan Food Mart Addition.** This is a revised plan proposing the addition of a Laundromat and Car Wash on the site of an existing convenience store. The property is located at the intersection of Leonard Road and N. Harvey Mitchell Parkway (890 N. Harvey Mitchell Parkway).  
CASE CONTACT: Stephan Gage (CEK)  
OWNER/APPLICANT/AGENT: Sam Trinh/ Same as Owner/John Rhodes  
SUBDIVISION: Broach Addition

5. **Site Plan. [SP05-54](#). Parulian Family Limited.** This is a revised site plan proposing improvements to the existing site for auto repair use, specifically the enclosure of an existing 3,750 sf building. This property is located at 103 Pease Street.  
CASE CONTACT: John Dean (CEK)  
OWNER/APPLICANT/AGENT: Parulian Family Limited/Oscar Chappell/Josh Isenhour  
SUBDIVISION: Smythe Subdivision
6. **Site Plan. [SP05-52](#). Weatherford Addition.** This is a revised site plan proposing a new single story building consisting of 9,600 for warehouse use. This property is located at 2700 North Texas Avenue.  
CASE CONTACT: John Dean (CEK)  
OWNER/APPLICANT/AGENT: Weatherford Door Company/Steven Duncan/Same as applicant  
SUBDIVISION: Weatherford Addition
7. **Preliminary Plan. [PP05-29](#). Final Plat. [FP05-29](#). Weatherford Addition.** This is a revised plat proposing 2 lots consisting of 2.53 acres for industrial use. This property is located at 2700 North Texas Avenue.  
CASE CONTACT: John Dean (CEK)  
OWNER/APPLICANT/AGENT: Weatherford Door Company/Steven Duncan/Same as applicant  
SUBDIVISION: Weatherford Addition